



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. November 5, 2001**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

<b>CASE NO. A-01-155</b>	<b>Robert D. Leonhard representing Scott Barr</b> <b>10203 Broadway</b>
<b>CASE NO. A-01-166</b>	<b>Billy H. Majors</b> <b>919 Military Dr. SW</b>
<b>CASE NO. A-01-168</b>	<b>Kaufman &amp; Associates representing JB Rentals, Inc.</b> <b>6634 Topper Run</b>
<b>CASE NO. A-01-169</b>	<b>Edgar Dodson representing Medical Center Baptist Church</b> <b>7015 Wurzbach Rd.</b>
<b>CASE NO. A-01-170</b>	<b>David L. Allen representing Summit Management Co.</b> <b>4907 Loop 410 NW</b>
<b>CASE NO. A-01-171</b>	<b>Alfonso Perez</b> <b>119 Renner Dr.</b>
<b>CASE NO. A-01-172</b>	<b>James and Katherine Evans</b> <b>1306 Cavern Trail</b>
<b>CASE NO. A-01-173</b>	<b>David Garcia representing the City of San Antonio</b> <b>520 Clark Ave.</b>
<b>CASE NO. A-01-174</b>	<b>David Garcia representing the City of San Antonio</b> <b>420 Clark Ave.</b>
<b>CASE NO. A-01-175</b>	<b>David Garcia representing the City of San Antonio</b> <b>323 Clark Ave.</b>
<b>CASE NO. A-01-176</b>	<b>David Garcia representing the City of San Antonio</b> <b>512 Clark Ave.</b>

**Revised Agenda Cont.**

<b>CASE NO. A-01-177</b>	<b>Jose and Maria Mendoza 1215 Perez Street</b>
<b>CASE NO. A-01-178</b>	<b>Peter Sebben and Diana Potthast 339 French Place E.</b>
<b>CASE NO. A-01-179</b>	<b>Maria A. Gonzalez 4039 Indian Sunrise</b>

- V. Consideration to hear and decide the amortization application of Babes (a Sexually Oriented Business) on November 19, 2001.
- VI. Consideration of November 12, 2001 for next BOA Work Session.
- VII. Consider to approve the Minutes of November 6, 2000 and October 15, 2001.

**20 MINUTE BREAK**

VIII. *SOB Amortization Work Session*

IX. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd/boards\\_agendas/boardOfAdjustment.asp](http://www.sanantonio.gov/dsd/boards_agendas/boardOfAdjustment.asp)

<b>This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.</b>
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BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-155PP

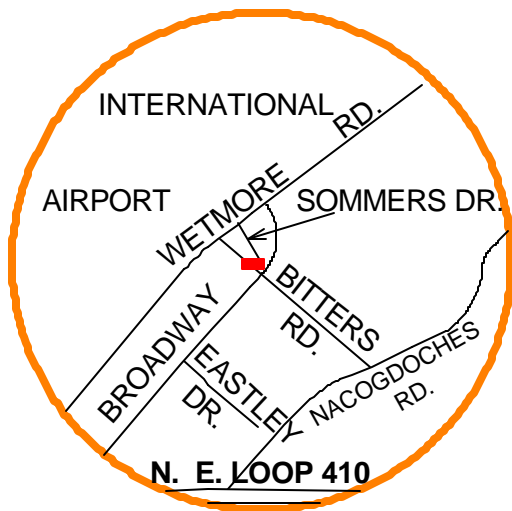
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Robert D. Leonhard representing Scott Barr  
Lot 16, NCB 12097  
10203 Broadway  
Zoned: "B-3R" Restrictive Business District

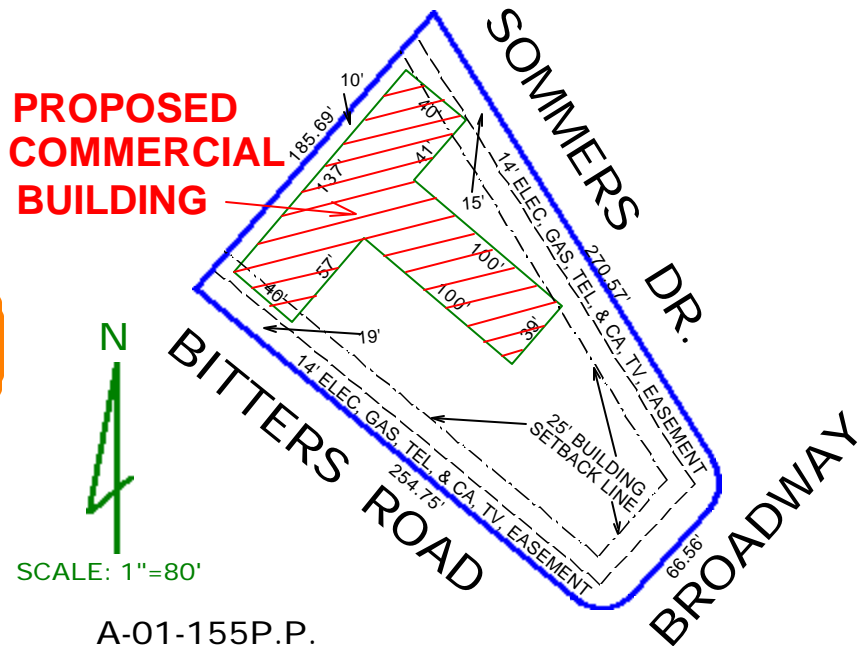
**The applicant requests a variance to construct a commercial building within the front yard setback.**

**The Development Services Department could not issue this permit because Section 35-3351(f) of the Unified Development Code requires a 25' front yard setback.**

The applicant's plan shows the proposed commercial building with a 15' front yard setback on Sommers Drive, and a 19' front yard setback on Bitters Road.



LOCATION MAP



A-01-155P.P.

BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-166

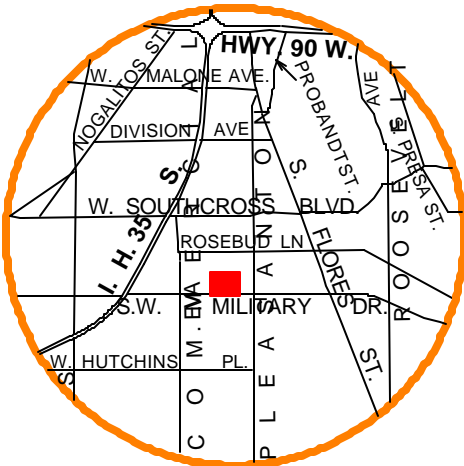
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Billy H. Majors  
Lot 21, Block 23, NCB 8948  
919 Military Drive SW  
Zoned: "B-2" Business District

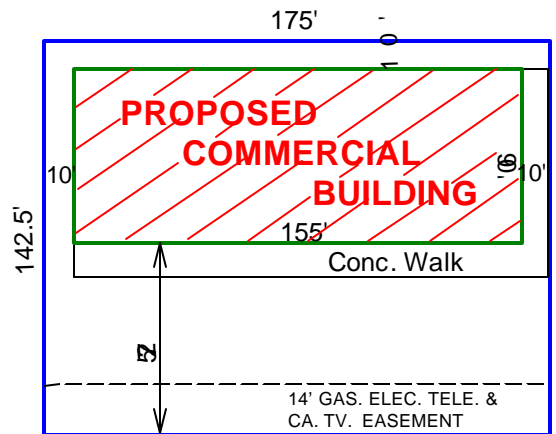
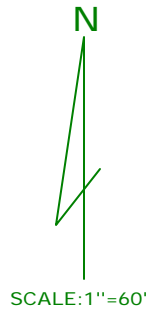
**The applicant requests a variance to construct a commercial building within the rear yard setback.**

**The Development Services Department could not issue this permit because Section 35-3351(f) of the Unified Development Code requires a 25' rear yard setback.**

The applicant's plan shows the proposed commercial building with a 10' rear yard setback.



LOCATION MAP



S.W. MILITARY DR.

A-01-166

# BOARD OF ADJUSTMENT

November 5, 2001

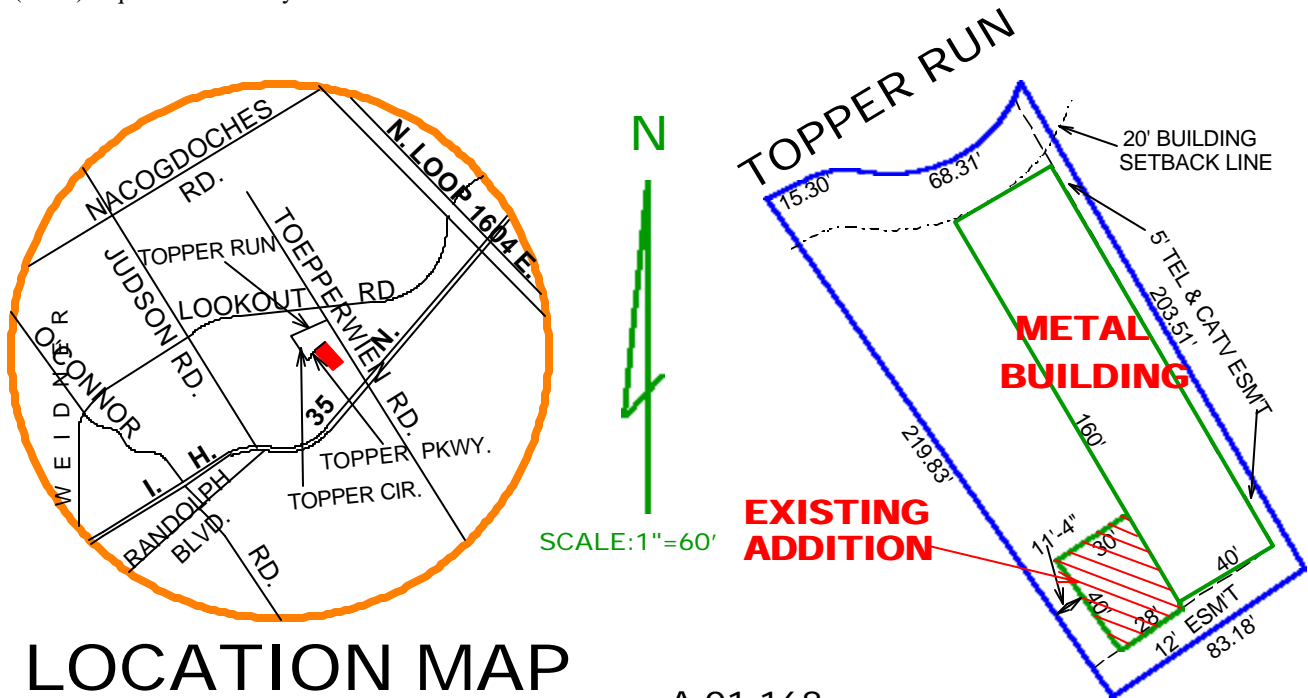
CASE NO. A-01-168

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Kaufman & Associates representing JB Rentals, Inc.  
Lot 37, Block 1, New City Block 14053  
6634 Topper Run  
Zoned: "I-1" Light Industry District

The applicant requests a variance to keep an addition to an existing structure within the rear yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 40' rear yard setback.



A-01-168

# BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-169

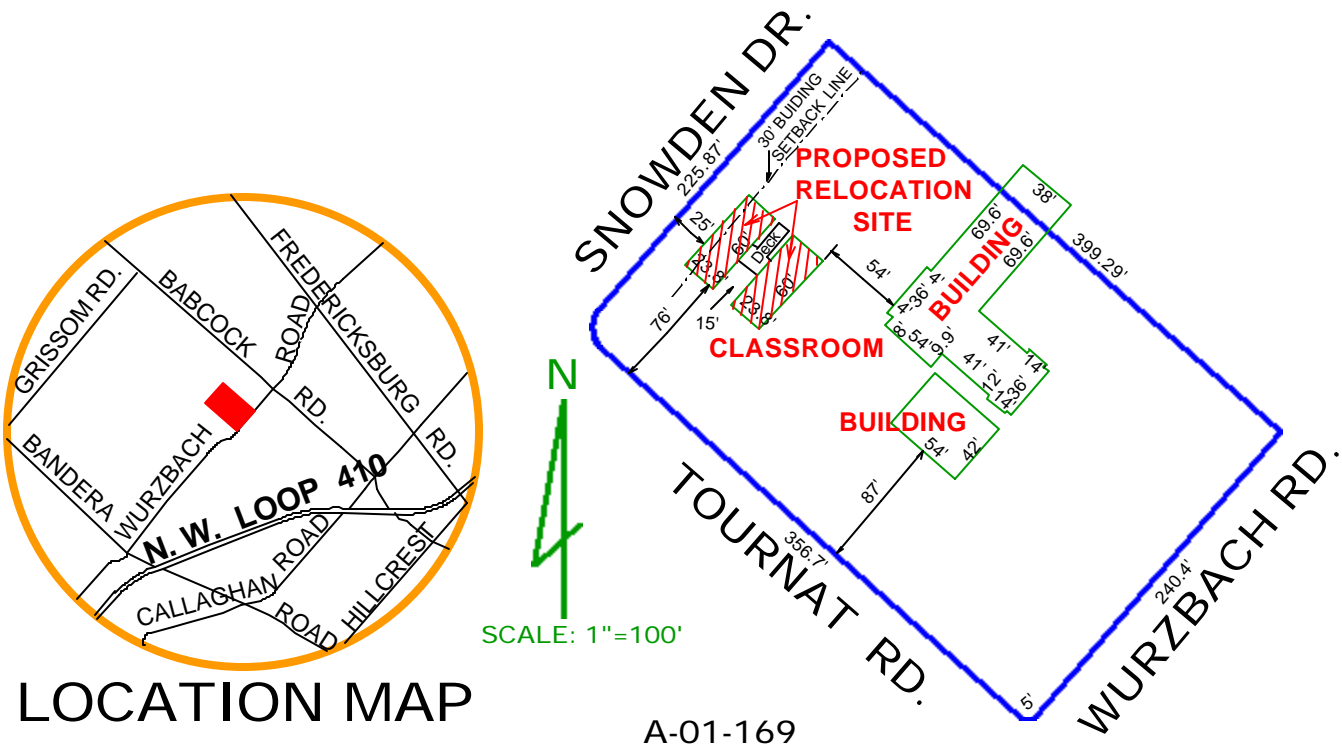
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Edgar Dodson representing Medical Center Baptist Church  
Lot 14, Block 21, New City Block 11610  
7015 Wurzbach Road  
Zoned: "A" Single Family Residence District

The applicant requests a Special Exception to relocate two structures from 1731 Dahlgreen Street to 7015 Wurzbach Road, and a variance to place those structures within the reverse front yard setback.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city. Section 35-3611 (a) of the UDC requires a 30' reverse front yard setback.

The applicant's plan proposes placing two classroom buildings on the property in question with a 25' reverse front yard setback.



# BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-170

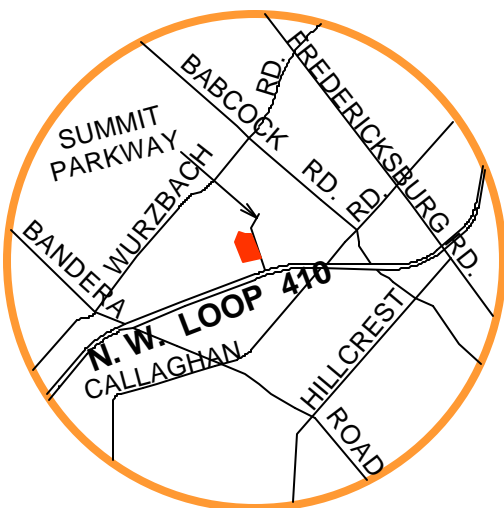
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David L. Allen representing Summit Management Company  
Lot 7, Block 1, New City Block 17119  
4907 Loop 410 NW  
Zoned: "B-3" Business District

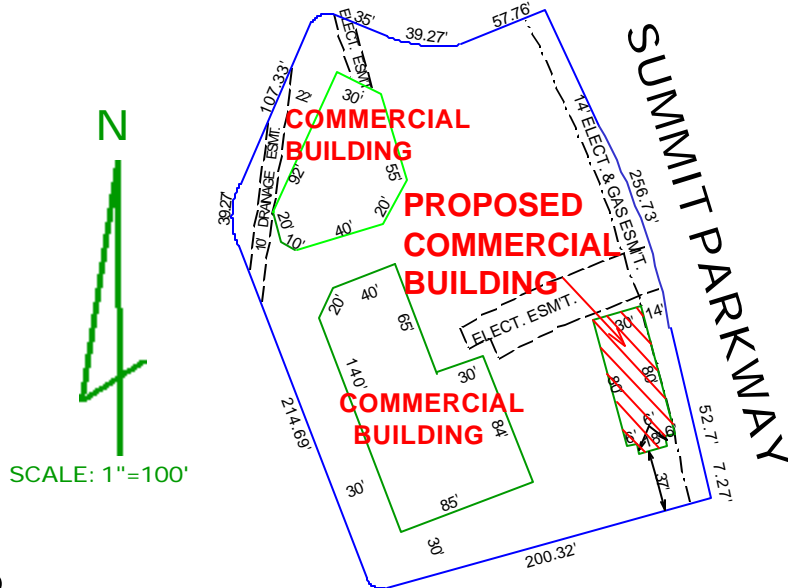
The applicant requests a variance to construct a commercial building within the front yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 25' front yard setback.

The applicant's plan proposes construction of the commercial building with a 14' front yard setback.



LOCATION MAP



A-01-170

## BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-170

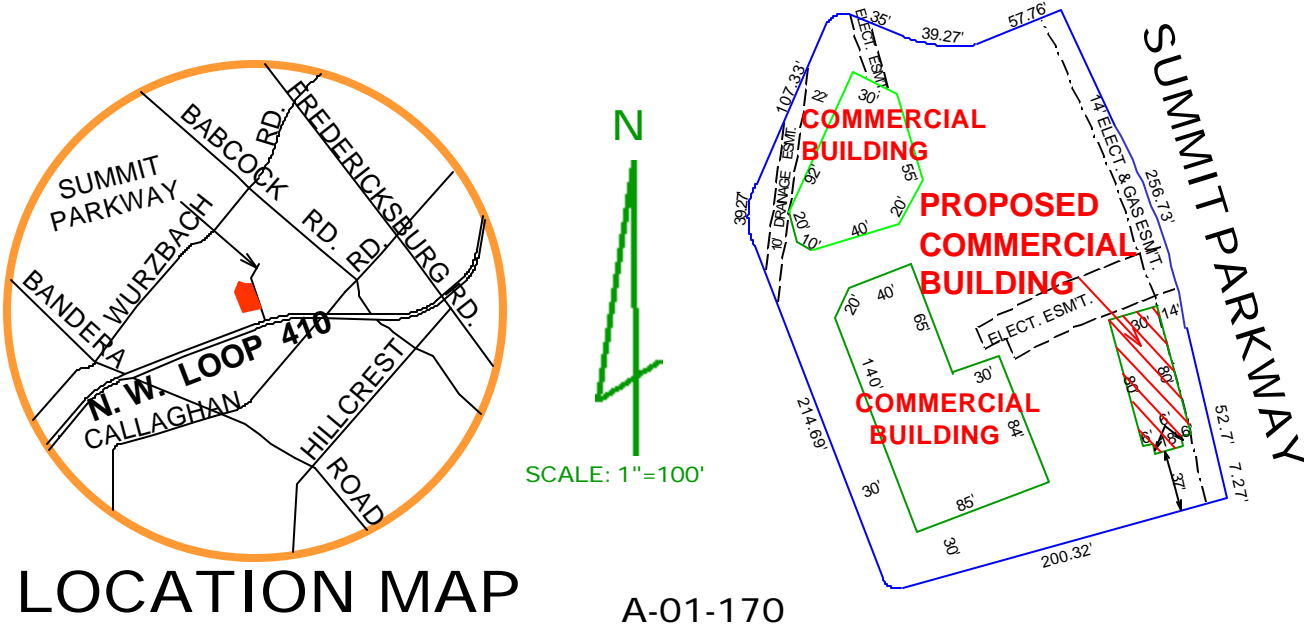
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David L. Allen representing Summit Management Company  
Lot 7, Block 1, New City Block 17119  
4907 Loop 410 NW  
Zoned: "B-3" Business District

The applicant requests a variance to construct a commercial building within the front yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 25' front yard setback.

The applicant's plan proposes construction of the commercial building with a 14' front yard setback.



## BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-171

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

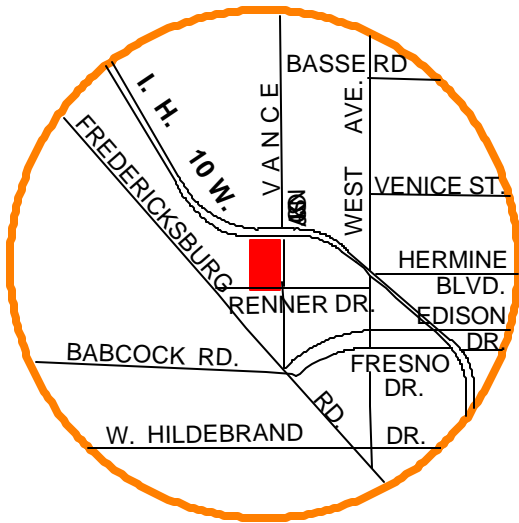
Alfonso Perez  
Lot 19, Block 1, New City Block 8395  
119 Renner Drive  
Zoned: "R-1" Single Family Residence District



The applicant requests a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires front and side yard setbacks of 20' and 5' respectively.

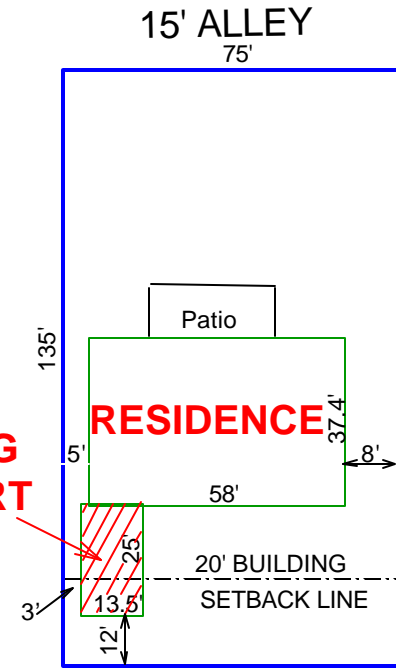
The applicant's plan shows a constructed carport with front yard and side yard setbacks of 12' and 3' respectively.



LOCATION MAP



A-01-171



RENNER DR.

## BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-172

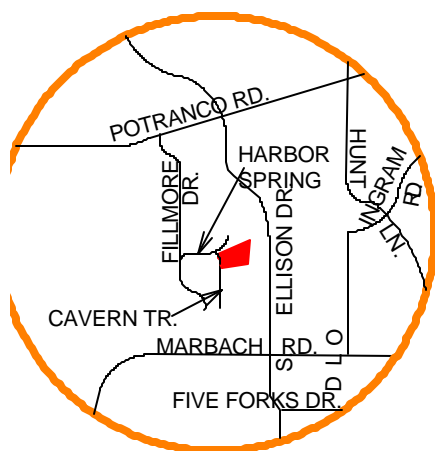
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

James and Katherine Evans  
Lot 33, Block 10, New City Block 15859  
1306 Cavern Trail  
Zoned: "R-1" Single Family Residence District

The applicant requests a variance to keep a carport within the front yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 20' front yard setback.

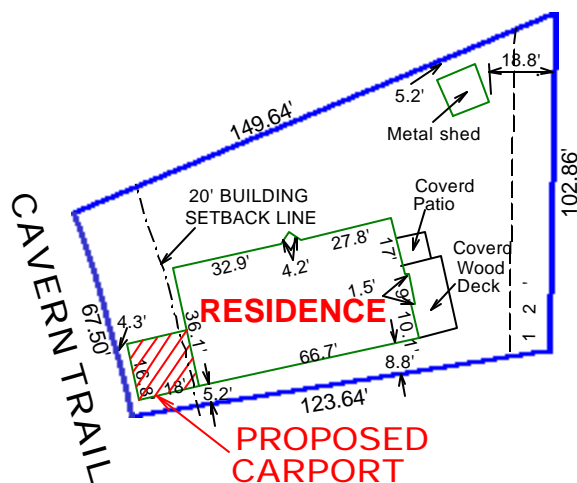
The applicant's plan shows a constructed carport with a 4.3' front yard setback.



## LOCATION MAP



A-01-172



## REFERENCES

# BOARD OF ADJUSTMENT

November 5, 2001

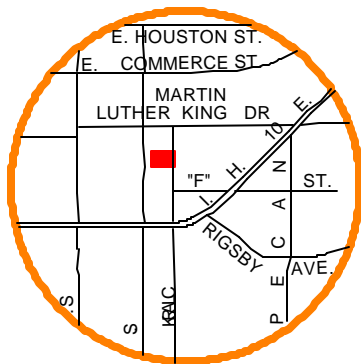
CASE NO. A-01-173

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

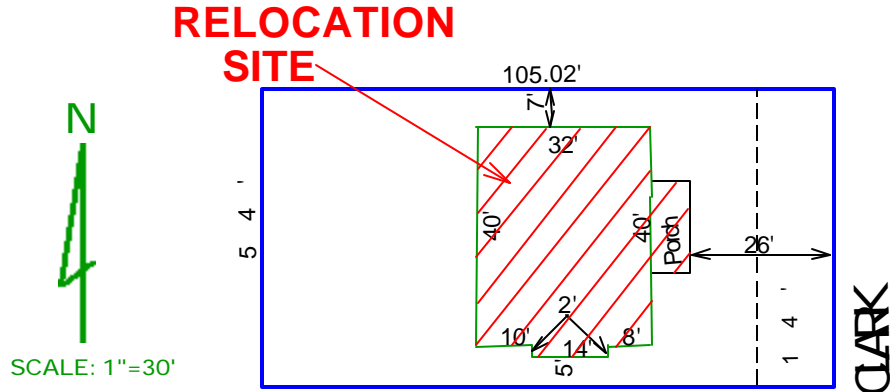
David Garcia representing the City of San Antonio  
Lot 29, Block 4, New City Block 1554  
520 Clark Av.  
Zoned: "R-2" Two Family Residence District

The applicant requests a Special Exception to relocate a structure from 535 University Street to 520 Clark Av.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



LOCATION MAP



A-01-173

# BOARD OF ADJUSTMENT

November 5, 2001

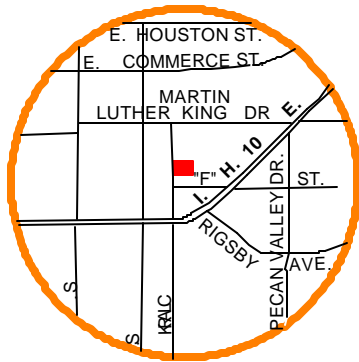
CASE NO. A-01-174

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 25, Block 3, New City Block 1548  
420 Clark Av.  
Zoned: "R-2" Two Family Residence District

The applicant requests a Special Exception to relocate a structure from 639 Delmar Street to 420 Clark Av.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

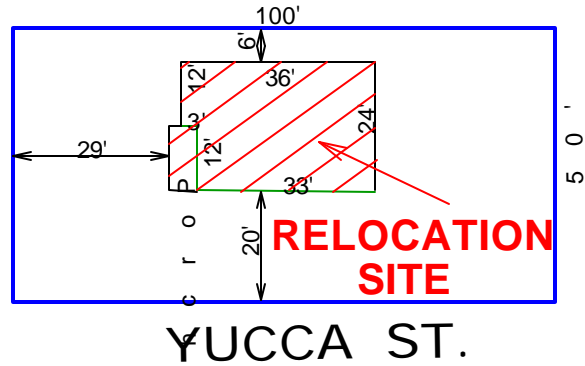


LOCATION MAP



A-01-174

CLARK



YUCCA ST.

AE

# BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-175

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 8, Block 1, New City Block 2848  
323 Clark Av.  
Zoned: "R-2" Two Family Residence District

The applicant requests a Special Exception to relocate a structure from 650 Cincinnati Street to 323 Clark Av.

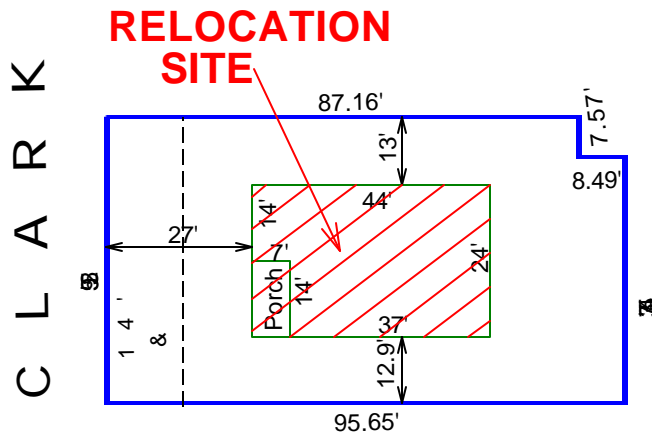
The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



LOCATION MAP



A-01-175



# BOARD OF ADJUSTMENT

November 5, 2001

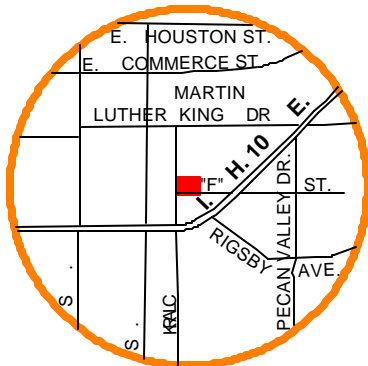
CASE NO. A-01-176

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 27, Block 4, New City Block 1554  
512 Clark Av.  
Zoned: "R-2" Two Family Residence District

The applicant requests a Special Exception to relocate a structure from 510 University Street to 512 Clark Av.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

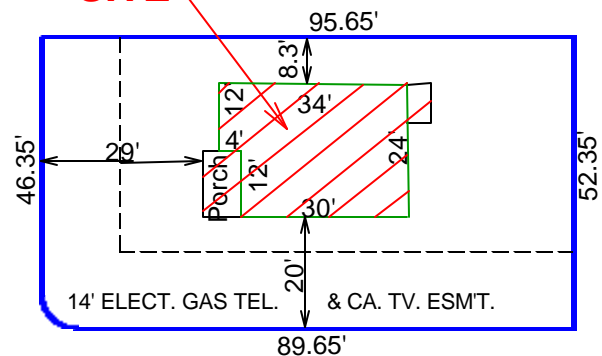


LOCATION MAP

N  
4  
SCALE: 1"=30'

A-01-176

## RELOCATION SITE



"F" ST.

W A L T E R S

AE

## BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-177

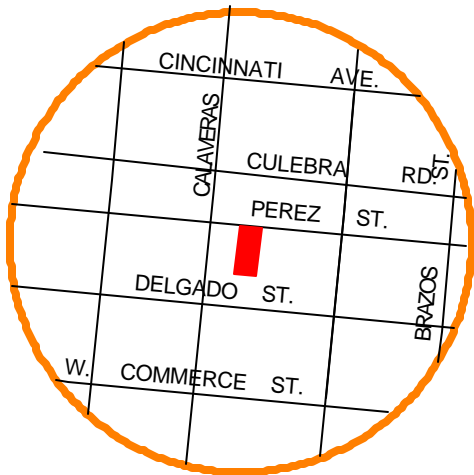
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Jose and Maria Mendoza  
 Lot 58, Block 3, New City Block 2208  
 1215 Perez  
 Zoned: "H" Local Retail District

The applicant requests a variance to continue construction of a carport within the front and side yard setbacks.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires a 5' side yard setback.

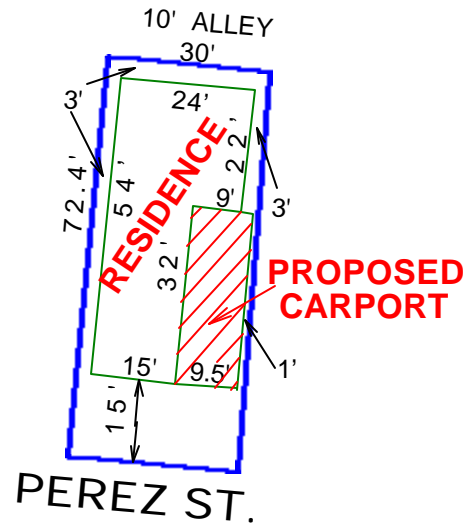
The applicant's plan shows a partially constructed carport with a 1' side yard setback.



LOCATION MAP



A-01-177



# BOARD OF ADJUSTMENT

November 5, 2001

CASE NO. A-01-178

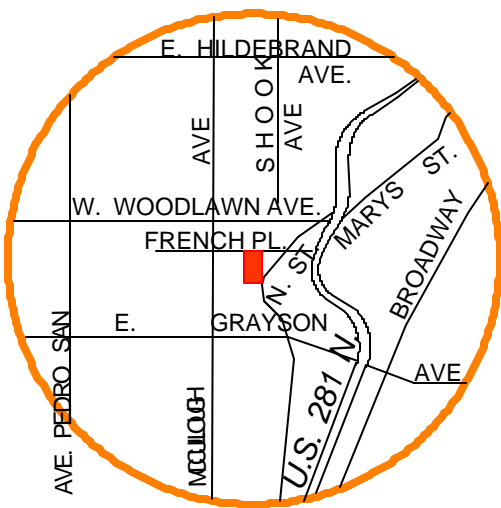
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Peter Sebben and Diana Potthast  
Lot A7, New City Block 1718  
339 French Place E.  
Zoned: "R-1" Single Family Residence District

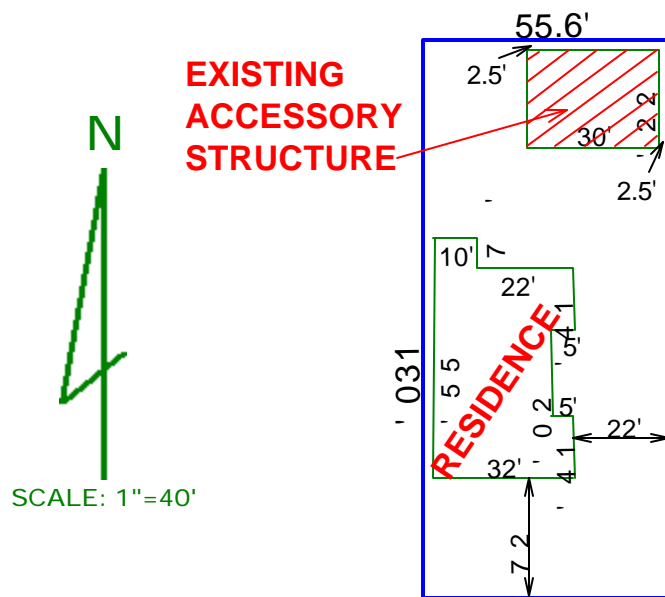
**The applicant requests a variance to keep an accessory structure within the side and rear yard setbacks.**

The Development Services Department could not issue this permit because Section 35-3351(f) of the Unified Development Code require side and rear yard setbacks of 5' and 20' respectively.

The applicant's plan shows a constructed shed/workshop with side and rear yard setbacks of 2.5'.



LOCATION MAP



A-01-178

FRENCH PL.



## BOARD OF ADJUSTMENT

November 5, 2001

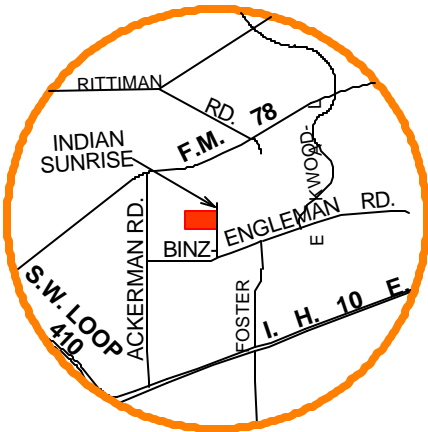
CASE NO. A-01-179

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 5, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

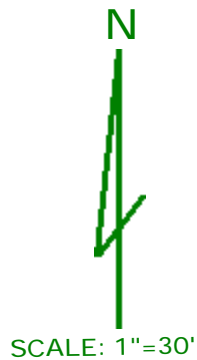
Maria A. Gonzalez  
Lot 19, Block 5, New City Block 16612  
4039 Indian Sunrise  
Zoned: "R-7" Small Lot Residence District

**The applicant requests a Special Exception to start a one-operator beauty shop in a residential district.**

The Development Services Department could not issue this permit because Section 35-3044(c) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential district. The proposed hours of operation are Thursday through Saturday from 10:00 A.M. to 7:00 P.M.



LOCATION MAP



A-01-179

